

**ENVIRONMENTAL CHECKLIST FORM  
CITY OF HUNTINGTON BEACH  
PLANNING & BUILDING DEPARTMENT  
ENVIRONMENTAL ASSESSMENT NO. 05-003**

- 1. PROJECT TITLE:** **Warner Nichols**  
**Concurrent Entitlements:** General Plan Amendment No. 05-001/Zoning Map  
Amendment No. 05-001
- 2. LEAD AGENCY:** City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648  
**Contact:** Ricky Ramos, Senior Planner  
**Phone:** (714) 536-5271
- 3. PROJECT LOCATION:** 7622-7642 Warner Avenue (southeast corner of Warner Ave.  
and Nichols St.)
- 4. PROJECT PROPONENT:** Rainbow Disposal  
17121 Nichols St.  
Huntington Beach, CA 92647  
**Contact Person:** Jerry Moffatt, Co-President/COO  
**Phone:** (714) 847-3581
- 5. GENERAL PLAN DESIGNATION:** RM-15 (Residential Medium Density – 15 units per acre)
- 6. ZONING:** RM (Residential Medium Density)
- 7. PROJECT DESCRIPTION:**

The project consists of changing the General Plan and zoning designations from Residential to Commercial and Industrial on a  $\pm 4.4$  gross acre site and proposes the demolition or removal of structures on the subject site that have been identified in the General Plan as having historical significance as local landmarks. No new development is proposed.

Existing Setting/Background

In 2004, Rainbow Disposal purchased the subject property which was an existing farm. Since that time Rainbow has kept the farm operational by growing trees and various plants on a non-commercial basis for donation to the community. During the summer and fall months, Rainbow plants pumpkins, corn, and squash and hosts a Pumpkin Patch for the children attending the Oak View Preschool and Elementary school.

## General Plan Amendment/Zoning Map Amendment

The General Plan Amendment (GPA) is a request to change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a  $\pm 1.1$  gross acre portion of the site fronting on Warner Ave. and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a  $\pm 3.3$  gross acre portion fronting on Nichols Street. To be consistent with the General Plan, a zoning map amendment (ZMA) to change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a  $\pm 1.1$  gross acre portion and to IG (General Industrial) on a  $\pm 3.3$  gross acre portion is also proposed. The existing and proposed General Plan and zoning designations are depicted in Figures 1 and 2 respectively.

Under the existing RM-15 designation a range of residential uses is allowed. The proposed CG-F1 General Plan land use designation permits a variety of uses including retail, offices, and eating and drinking establishments among others. The proposed I-F2-d General Plan land use designation permits light manufacturing, research and development, warehousing, and business parks among others.

Since a range of uses and development scenarios would be permitted under the proposed Commercial and Industrial designations and no development is proposed, analysis of a development project would be speculative. In addition, changing the project site from Residential to Commercial and Industrial designations would not facilitate development of the site such that development would be considered reasonably foreseeable as a result of the GPA and ZMA. If and when new development is proposed on the site in the future, it will be subject to applicable entitlement requirements at that time as well as any necessary review pursuant to the California Environmental Quality Act.

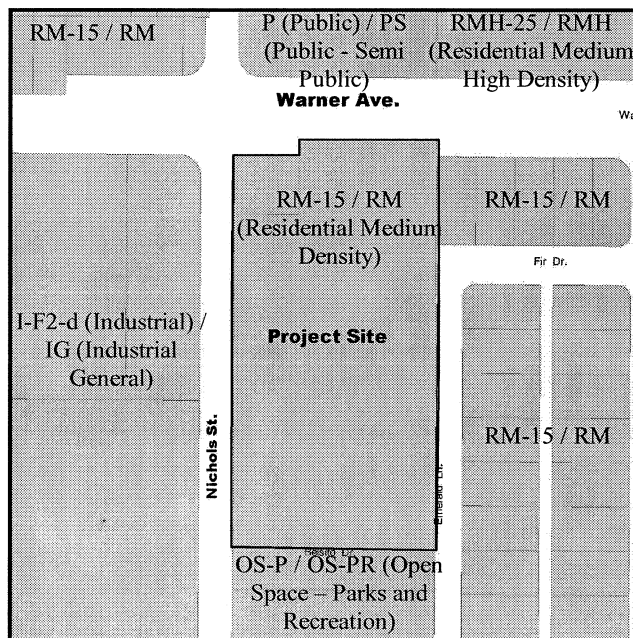


Figure 1 - Existing General Plan and Zoning Designations

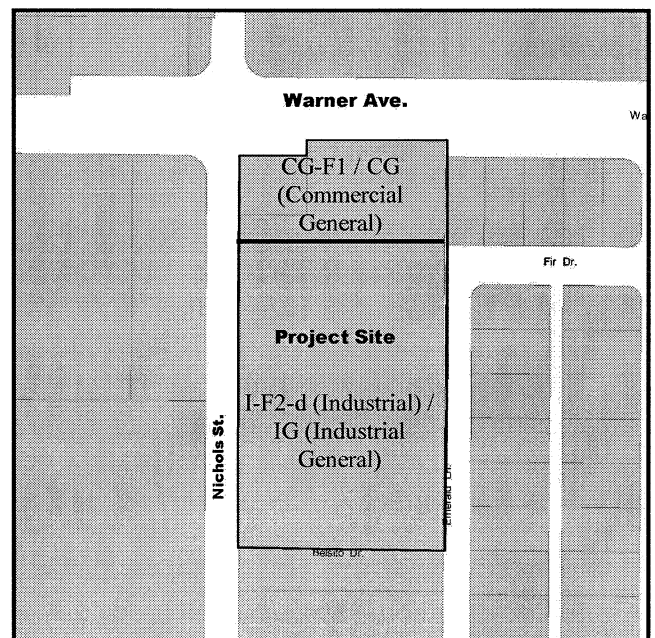


Figure 2 - Proposed General Plan and Zoning Designations

### Local Landmarks Demolition or Removal

The project includes the demolition or removal of structures on the subject site that have been identified in the General Plan as having historical significance as local landmarks. The structures will either be demolished or offered to a private party interested in accepting them for relocation. These structures consist of three residences (Furuta Houses 1 and 2 and Parson's House), a barn, and two church buildings. The subject property and its buildings served as a key part of the cultural center of the Japanese immigrants of the Wintersburg area (annexed into the City of Huntington Beach in 1957). The first church building and Parson's House were originally constructed in 1911 followed by Furuta House 1 in 1912, the second church in 1934, and Furuta House 2 in 1947.

### **8. SURROUNDING LAND USES AND SETTING:**

The subject property is located on the southeast corner of Warner Ave. and Nichols Street. Surrounding uses consist of a school, church, and multi-family residential uses to the north, an elementary school to the south, industrial uses to the west, and single family and multi-family residential uses to the east. The project site is located adjacent to the Rainbow Disposal Facility which is located southwest of the subject site. A vicinity map is provided as Attachment No. 1 and the General Plan and zoning designations of adjacent properties are provided in Figure 1.

### **9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:** None

### **10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):** None

## **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Land Use / Planning       | <input type="checkbox"/> Transportation / Traffic        | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Population / Housing      | <input type="checkbox"/> Biological Resources            | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Geology / Soils           | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Aesthetics                         |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Cultural Resources      |
| <input type="checkbox"/> Air Quality               | <input type="checkbox"/> Noise                           | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture Resources     | <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Mandatory Findings of Significance |

## **DETERMINATION**

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared. ☐

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT (EIR)** is required, but it must analyze only the effects that remain to be addressed. ☒

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.** ☐

*R. Ramos*  
Signature  
Ricky Ramos  
Printed Name

August 29, 2011  
Date  
Senior Planner  
Title

## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach’s requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures.)

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### ***SAMPLE QUESTION:***

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
<i>Landslides? (Sources: 1, 6)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).</i>				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. LAND USE AND PLANNING.** Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1 and 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed GPA, ZMA, and demolition or removal of existing structures will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. If the GPA and ZMA are approved the General Plan and zoning designations for the project site will remain consistent and will not conflict with any applicable land use plan, policy, or regulation. The project conforms to the goals, objectives, and policies of the General Plan including:

1. LU 8.1 - Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.
2. LU 10.1 - Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.
3. ED 1 – Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.
4. ED 2.4 – Revitalize, renovate and expand the existing Huntington Beach commercial facilities while attracting new commercial uses.
5. ED 2.5 – Revitalize, renovate, and expand available industrial lands and facilities while attracting new industrial uses.

The proposed commercial and industrial designations are extensions of land uses already existing in the area and abutting existing residential uses. Instances where commercial and industrial uses abut residential uses occur throughout the city. The General Plan and zoning ordinance are intended to ensure the compatibility of future commercial and industrial uses on the property with its surroundings. This issue will be further analyzed in the EIR.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The subject site is not located in a habitat conservation plan or natural community conservation plan. No impacts are anticipated and no further analysis of this issue is required in the EIR.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Physically divide an established community? (Sources: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

15 and 16)

**Discussion:** The subject site is an infill site located within an urbanized area where the street pattern is well established. The proposed GPA, ZMA, and demolition or removal of existing structures will not change access to or physically divide the surrounding area. No impacts are anticipated and no further analysis of this issue is required in the EIR.

**II. POPULATION AND HOUSING.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 15 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed GPA, ZMA, and demolition or removal of existing structures would not result in substantial population growth in the area. The proposed GPA and ZMA will likely reduce the population growth attributable to future development of the subject site since the site will not be developed into a residential community. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. No impacts are anticipated. No further analysis of this issue is required in the EIR.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 15 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The site includes three residential structures (Furuta Houses 1 and 2, and Parson’s House) which are currently not occupied. Both Furuta House 1 at 7642 Warner and the Parson’s House have been significantly vandalized and would require some work to make them habitable. Furuta House 2 at 17102 Nichols is in better condition for occupancy. Demolition or removal of these residential structures will not displace a substantial number of dwelling units. The City of Huntington Beach has an ample housing supply to accommodate the displacement of these dwelling units. Less than significant impacts are anticipated and no further analysis of this issue is required in the EIR.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 15 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** None of the three existing residential structures onsite is currently occupied and only Furuta House 2 is currently suitable for occupancy. Therefore, demolition or removal of these structures will not displace any residents. No impacts are anticipated and no further analysis of this issue is required in the EIR.

**III. GEOLOGY AND SOILS.** Would the project:

- |  |  |  |  |  |
|--|--|--|--|--|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: |  |  |  |  |
|--|--|--|--|--|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: 1 and 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
ii) Strong seismic ground shaking? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
iii) Seismic-related ground failure, including liquefaction? (Sources: 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
iv) Landslides? (Sources: 1 and 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 15 and 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (1994), creating substantial risks to life or property? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant	Less Than Significant Impact	No Impact
		Unless Mitigation Incorporated		

**Discussion a-e:** The proposed GPA and ZMA would not result in impacts to geology and soils. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project site is not located within the Alquist-Priolo Earthquake Fault Zone. In addition, no active or potentially active faults are known to cross the project site or the surrounding areas. The region could be subjected to strong ground shaking in the event of an earthquake. Structural risks from ground shaking are mitigated through building design and construction in conformance to standards set forth in the California Building Code. The northerly portion of the subject site is located in an area of potential liquefaction according to the State Seismic Hazard Zones Map. Seismic-related ground failure is mitigated through compliance with the California Building Code as well as any recommendations identified in a required soils report. Site stability, including impacts from landslides, is not a concern because the project site and the surrounding area do not have any unstable slope.

Soil erosion, loss of topsoil, changes in topography, or unstable soil conditions can occur with new construction. However, the project does not include new construction. In addition, the proposed demolition or removal of the existing structures is not anticipated to affect the existing topography, or lead to any erosion or unstable soil conditions. Landslides and lateral spreading are not anticipated since the site is flat. In addition, the General Plan shows that the area is subject to minimal subsidence. Based upon the Expansive Soil Distribution Map in the General Plan, the project site is located within an area of moderate to high clay content. This is common in the City and impacts can be addressed through compliance with applicable soils, grading and structural foundation code requirements. The project site is located within a highly urbanized area that is served by a sewer system. No further analysis of geology and soils is required in the EIR.

#### **IV. HYDROLOGY AND WATER QUALITY.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(Sources: 6, 15, and 16)				
<b>Discussion:</b> See below.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 6, 15, and 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 6, 15, and 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
f) Otherwise substantially degrade water quality? (Sources: 6, 15, and 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Discussion:</b> See below.				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
j) Inundation by seiche, tsunami, or mudflow? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Discussion:** See below.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| k) Potentially impact stormwater runoff from construction activities? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| l) Potentially impact stormwater runoff from post-construction activities? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 1, 6, and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a-p:** The proposed GPA and ZMA would not result in impacts to hydrology and water quality. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project does involve demolition or removal of existing structures from the subject site which requires the applicant to implement Best Management Practices to avoid, prevent, or reduce pollution of stormwater. In addition, pursuant to National Pollution Discharge Elimination (NPDES) requirements, projects that will result in soil disturbance of one or more acres of land must prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for approval by the Public Works Department.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

After the demolition or removal of existing structures the site will remain essentially unchanged from the existing condition. It will not affect groundwater recharge and will not substantially alter the existing drainage pattern of the site/area or create runoff water which would exceed the capacity of existing systems or otherwise substantially degrade water quality. The project site is designated as flood zone X in the current Flood Insurance Rate Map (FIRM) and is not subject to any flood development requirements. In addition, the site is not in the immediate vicinity of a levee or dam. The project site is not shown in the General Plan as being subject to tsunami run-up. The project site is also not located near any inland water bodies. No further analysis of hydrology and water quality is required in the EIR.

**V. AIR QUALITY.** The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

- a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 5 and 6) ☐ ☐ ☒ ☐

**Discussion:** The project is in the South Coast Air Basin (SCAB) which is regulated by the South Coast Air Quality Management District (SCAQMD). The SCAB is designated as a nonattainment area for ozone, PM10 (particulate matter less than 10 micrograms in diameter), and PM 2.5 (particulate matter less than 2.5 micrograms in diameter).

**Short-term:** The GPA and ZMA would not result in short-term air quality impacts. No new construction is proposed with the project. However, demolition or removal of existing improvements is proposed. To analyze the short term air quality impacts of the project, emissions during demolition or removal of the existing improvements were calculated using URBEMIS2007 (version 9.2.4). A comparison of the project's demolition or removal emission estimates with the regional significance thresholds is provided below. Because the project's daily demolition or removal emission rates are below these thresholds, the project is considered to have a less than significant short-term impact on regional air quality. No further analysis of this issue is required in the EIR.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Construction Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM <sub>10</sub>	PM <sub>2.5</sub>	SO <sub>2</sub>
Estimated Demolition/Removal Emissions For Proposed Project	22.60	4.73	61.10	78.81	18.09	0.10
Significance Threshold	550	75	100	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

**Long-term:** The proposed GPA, ZMA, and demolition or removal of existing structures would not result in long-term air quality impacts. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. No further analysis of this issue is required in the EIR.

- b) Expose sensitive receptors to substantial pollutant

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
concentrations? (Sources: 6 and 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The project site is surrounded by various sensitive receptors including schools and residences to the south, north, and east. Based on the short-term emission estimates in Section V(a) above, the project would not exceed the regional emissions significance thresholds and would not expose sensitive receptors to substantial pollutant concentrations. Less than significant impacts are anticipated. As noted in Section V(a) above, the proposed GPA, ZMA, and demolition or removal of existing structures would not result in long-term air quality impacts. No further analysis of this issue is required in the EIR.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Create objectionable odors affecting a substantial number of people? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Demolition or removal of existing improvements on site may potentially create objectionable odors. However, the process will be short in duration and temporary; therefore, less than significant impacts are anticipated. As noted in Section V(a) above, the proposed GPA, ZMA, and demolition or removal of existing structures would not result in long-term air quality impacts. No further analysis of this issue is required in the EIR.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The Air Quality Management Plan (AQMP) for the South Coast Air Basin establishes a program of rules and regulations directed at attainment of state and national air quality standards. The AQMP control measures and related emissions-reduction estimates are based on emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Projects that are considered to be consistent with the General Plan are considered to be consistent with the AQMP. Although the proposed project is proposing a GPA and ZMA to change the land use designation, the growth in population resulting from a commercial and industrial project is anticipated to be less than that under the existing residential land use designation. In addition, potential employment growth from the project is expected to be minimal particularly when compared to regional projections. Therefore, the proposed project would not conflict with the AQMP and impacts would be less than significant. No further analysis of this issue is required in the EIR.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Cumulative impacts on air quality could occur as a result of air pollutant emissions from mobile, area, and stationary sources attributed to buildout of the proposed project in combination with other projects. However, as noted in Sections V(a-d) above, short-term impacts are less than significant and there are no long-term impacts. No further analysis of this issue is required in the EIR.

## VI. TRANSPORTATION/TRAFFIC. Would the project:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1 and 12)  <b>Discussion:</b> See below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1 and 12)  <b>Discussion:</b> See below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 15)  <b>Discussion:</b> See below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 16)  <b>Discussion:</b> See below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Sources: 16)  <b>Discussion:</b> See below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (Sources: 16)  <b>Discussion:</b> See below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant	Less Than Significant	No Impact
		Unless Mitigation Incorporated	Impact	

**Discussion a-g:** Access to the project site and surrounding area is provided by major streets such as Beach, Warner, Goldenwest, Gothard, Slater, and Nichols. The Beach and Warner intersection is currently at Level of Service (LOS) D while all other key intersections are at LOS C or better. LOS is a professional industry standard by which the operating conditions of a given roadway segment of intersection are measured. LOS is defined on a scale of A to F, where A represents the best and LOS F represents the worst operating conditions. The City of Huntington Beach considers LOS D acceptable for intersections. It should be noted that with the implementation of the Beach and Edinger Corridors Specific Plan (BECSP) (adopted March 2010) new development in the Specific Plan area will be required their fair share contribution towards the addition of a separate west bound right turn lane at Beach and Warner to address BECSP traffic impacts.

Short Term: The proposed GPA and ZMA would not result in short-term traffic impacts. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. Short-term traffic impacts would be analyzed if and when development is proposed. Demolition or removal of the existing structures will increase the amount of traffic in the area in the short term. However, the increase will be minimal and temporary due to the limited amount of work involved. Less than significant impacts are anticipated and no further analysis of this issue is required in the EIR.

Long Term: Similarly, the proposed GPA, ZMA, and demolition or removal of existing structures would not result in long-term traffic impacts. Nevertheless, a traffic study was completed by Darnell Associates (revised December 16, 2009) which looked at long term traffic impacts from the maximum potential future development that could occur on the subject site if the GPA and ZMA were approved. Right-of-way dedication will be required when new development is proposed resulting in a project site net acreage of +3.7 acres. Based on the maximum allowable floor area ratio associated with the proposed General Plan designations of CG-F1 (Commercial General – Max Floor Area Ratio of 0.35) on ±0.96 net acres and I-F2-d (Industrial – Max Floor Area Ratio of 0.5) on ±2.74 net acres, the maximum potential development would include ±14,500 s.f. of retail space and ±60,000 s.f. of industrial space. The traffic study actually analyzed an even larger industrial development of ±66,000 s.f. in conjunction with the ±14,500 s.f. of retail space and determined that the potential future development of the site could generate 2,398 average daily trips, 111 AM peak hour trips, and 239 PM peak hour trips. The analysis looked at the impact of such development on key intersections in the study area including: Warner/Goldenwest, Warner/Gothard, Warner/Nichols, Warner/Beach, and Slater/Nichols.

The study shows that with the exception of the Warner/Beach intersection all intersections analyzed operate at an acceptable LOS D or better under horizon 2030 year conditions without and with the future maximum potential development for the project site. Less than significant impacts are anticipated for these intersections. The Warner/Beach intersection operates at an unacceptable LOS E under horizon year 2030 conditions without and with the future maximum potential development for the project site. The addition of the future maximum potential development for the project site increases the horizon year 2030 without project delay at the intersection by 0.2 seconds during the AM peak hour and 1.8 seconds during the PM peak hour. Since this is less than the 2.0 seconds allowed per Caltrans thresholds of significance, the future maximum potential development is considered to have a less than significant impact on the intersection. The Orange County Congestion Management Program designates intersections to achieve LOS E or better. As discussed above, for the horizon year 2030 with the future maximum potential development for the project site key area intersections are anticipated to achieve LOS E or better.

Although the City is located within the Airport Environs Land Use Plan for the Joint Forces Training Center Los Alamitos, the project site is not located within 2 miles of any public or private airstrip. There are several heliports in the City, which are used for air ambulance, business, emergency, and police uses, and John Wayne

ISSUES (and Supporting Information Sources):	Potentially Significant			
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Airport is located in Santa Ana, approximately 7.5 miles east of the project site. The project will not interfere with the existing airspace. Demolition or removal of existing structures will not impair emergency access or parking capacity in the vicinity. No further analysis of transportation and traffic is required in the EIR.

**VII. BIOLOGICAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is presently developed and located in an urbanized area. It does not support any unique, sensitive, or endangered species and is not shown in the General Plan as a habitat area; therefore, no impacts to any habitat or wildlife area are anticipated. No further analysis of this issue is required in the EIR.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. No impacts are anticipated. No further analysis of this issue is required in the EIR.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project does not contain any wetlands. No impacts are anticipated. No further analysis of this issue is required in the EIR.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is located in an urbanized area and is surrounded by development. The site does not support any fish or wildlife. No impacts are anticipated. No further analysis of this issue is required in the EIR.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|



ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

preservation policy or ordinance? (Sources: 1 and 2)

**Discussion:** The site has several mature trees; however, the applicant has indicated that the mature trees will remain and will not be removed during the demolition or removal of the existing structures. Less than significant impacts are anticipated. No further analysis of this issue is required in the EIR. However, as a precautionary measure to assure protection of the existing mature trees the following measure will be implemented.

**BIO 1:** Prior to issuance of a demolition permit the applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees shall be protected and how far demolition shall be kept from the trunk.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** As discussed above, the project site is presently developed and is located in an urbanized area. It is not shown in any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts are anticipated. No further analysis of this issue is required in the EIR.

#### **VIII. MINERAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a-b:** The project site is not a known mineral resource recovery site delineated on a local plan. Therefore, the proposed project will not result in the loss of a known mineral resource. No impacts are anticipated. No further analysis of this issue is required in the EIR.

#### **IX. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 6 and 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 15 and 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 7 and 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 15 and 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See below.				
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1 and 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

**Discussion a-h:** The proposed GPA, ZMA, and demolition or removal of existing structures would not result in impacts to hazards and hazardous materials. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project site and other existing industrial land uses are located within a half mile of Oak View Elementary School, Liberty Christian School, and Ocean View High School. The Air Quality Management District (AQMD) is the agency responsible for air pollution control in the region. Prior to issuance of a demolition permit the applicant is required by AQMD to remove any asbestos present in the existing structures. The site is not listed on the State's Hazardous Waste and Substances Site List. The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos; however, the site is not located within two miles of an airport and is not near any private airstrips.

The project does not involve any new construction and would not impact emergency access to the surrounding areas. In addition, the project site is located within the five (5) minute response area from the Murdy Fire Station and the Gothard Fire Station. The project site is located in an urbanized area and is not near any wildlands. No further analysis of hazards and hazardous materials is required in the EIR.

**X. NOISE.** Would the project result in:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1 and 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See below.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 7)

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a-f:** The proposed GPA and ZMA would not result in noise impacts. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. The project could generate noise impacts and groundborne vibration during demolition or removal of existing on site improvements. However, the process will be temporary and limited in duration. In addition, Chapter 8.40 (Noise) of the Huntington Beach Municipal Code (HBMC) prohibits construction activity between the hours of 8 p.m. and 7 a.m. on weekdays and Saturdays, and all day on Sundays. Therefore, short term noise impacts from demolition or removal of structures is less than significant. The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos; however, the site is not located within two miles of an airport or a private airstrip. No further analysis of noise is required in the EIR.

**XI. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? (Sources: 6 and 16)                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Discussion:</b> See below.  |                          |                          |                          |                                     |
| b) Police Protection? (Sources: 6 and 16)                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Discussion:</b> See below.  |                          |                          |                          |                                     |
| c) Schools? (Sources: 6 and 16)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Discussion:</b> See below.  |                          |                          |                          |                                     |
| d) Parks? (Sources: 6 and 16)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Discussion:</b> See below.  |                          |                          |                          |                                     |
| e) Other public facilities or governmental services? (Sources: 6 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

**Discussion a-e:** The proposed GPA, ZMA, and demolition or removal of existing structures would not result in impacts to public services. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project site is within the five-minute response time area from both Murdy Fire Station and Gothard Fire Station and can be adequately served by existing resources. The Police Dept. reviewed the proposed GPA, ZMA, and demolition or removal of existing improvements from the property and indicated that the project will have no effect on Police protection. No further analysis of public services is required in the EIR.

**XII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB)? (Sources: 6 and 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 6 and Public Works Dept.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 6)

☐ ☐ ☒ ☐

**Discussion:** See below.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 6)

☐ ☐ ☒ ☐

**Discussion:** See below.

- h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 16)

☐ ☐ ☐ ☒

**Discussion a-h:** The proposed GPA and ZMA would not result in impacts to utilities and service systems. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The applicant is required to implement Best Management Practices to address water quality during demolition/removal of the existing structures. In addition, pursuant to National Pollution Discharge Elimination (NPDES) requirements, projects that will result in soil disturbance of one or more acres of land must prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for approval by the Public Works Department.

Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal under an exclusive long-term contract with the City. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transferred to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waste generation rates. No further analysis of utilities and services systems is required in the EIR.

### **XIII. AESTHETICS.** Would the project:

- a) Have a substantial adverse effect on a scenic vista? (Sources: 1)

☐ ☐ ☐ ☒

**Discussion:** See below.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)

☐ ☐ ☐ ☒

**Discussion:** See below.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 15)

☐ ☐ ☐ ☒

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
and 16)				

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 15 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a-d:** The proposed GPA, ZMA, and demolition or removal of existing structures would not result in impacts to aesthetics. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project site is not situated adjacent to or in the vicinity of any scenic vista designated by the City or the State. The project site is mostly undeveloped and existing trees will remain. Demolition or removal of existing improvements will not substantially alter the appearance of the site. No further analysis of aesthetics is required in the EIR.

#### **XIV. CULTURAL RESOURCES.** Would the project:

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 1 and 13) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

**Discussion:** The City's General Plan Historic and Cultural Resources Element classifies the project site as a local landmark, considered to be of significant importance to the local community as depicted on Tables HCR-1 and HCR-2 of the General Plan. Existing historic structures consist of three residences (Furuta Houses #1 and 2; and Parson's House), a barn, and two church buildings. The first church building and Parson's House were originally constructed in 1911 followed by Furuta House 1 in 1912, the second church in 1934, and Furuta House 2 in 1947. The proposed project would result in the demolition or removal of locally significant buildings. A Historic Resource Report was prepared for the project site by Tim Gregory in 2002. The report determined that the subject property and its buildings served as key part of the cultural center for the Japanese community of the Wintersburg area (annexed into the City of Huntington Beach in 1957). The analysis concludes that each building found on-site is potentially eligible for listing in the National Register as a contributor to a historic district and in the California Register of Historical Resources. The proposal to demolish or remove the subject structures will have potentially significant impacts and will require further analysis in an Environmental Impact Report.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 11 and 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The site has been previously graded and developed. The Historic Resource Report did not visually identify any archaeological resources on site and the area is not identified in the City's inventory of sites having archaeological resources. Less than significant impacts are anticipated and no further analysis of this issue is required in the EIR. However, as a precautionary measure, in the event that archaeological resources are discovered during demolition or removal of existing structures the following measure will be implemented.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

**ARCHAEO-1:** Should archaeological resources be discovered during demolition or removal of existing structures, operations shall cease until a qualified professional can provide an evaluation and develop a course of action to the approval of the City of Huntington Beach Planning and Building Department.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1 and 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The site has been previously graded and developed. It does not contain any unique geologic features and is not designated as having any paleontological resources. Less than significant impacts are anticipated and no further analysis of this issue is required in the EIR. However, as a precautionary measure, in the event that paleontological resources are discovered during demolition or removal of existing structures the following measure will be implemented.

**PALEO-1:** Should paleontological resources be discovered during demolition or removal of existing structures, operations shall cease until a qualified professional can provide an evaluation and develop a course of action to the approval of the City of Huntington Beach Planning and Building Department.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is not known or anticipated to contain human remains. The project site was formerly used as a residence and church and has been previously disturbed. Native American tribal leaders were notified of the request and have not indicated any concerns. No impacts are anticipated and no further analysis of this issue is required in the EIR.

#### **XV. RECREATION.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Affect existing recreational opportunities? (Sources: 1 and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|



ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

**Discussion a-c:** The proposed GPA and ZMA would not result in impacts to recreation. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. In addition, the existing structures are located far enough from the existing recreational facilities at the school to the south such that any impacts during demolition or removal would be less than significant. No further analysis of this issue is required in the EIR.

**XVI. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a-c:** The project site is not a designated farmland on any state maps and is not subject to a Williamson Act contract. As noted in the project description there was an existing farm on the property when Rainbow purchased it. Since that time Rainbow has kept the farm operational by growing trees and various plants on a non-commercial basis for donation to the community. The proposed GPA, ZMA, and demolition or removal of existing structures will not impact this use which can remain under the proposed commercial and industrial designations as a preexisting nonconforming use if it is not discontinued. The project site is situated in a highly urbanized area with no other adjacent active farmland. No impacts are anticipated and no further analysis of this issue is required in the EIR.

**XVII. GREENHOUSE GAS EMISSIONS.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion a-b:** The project does not involve any new construction and therefore will not have long term greenhouse gas emission impacts or conflict with any applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions. Impacts in the short term will only occur during the proposed demolition or removal of the existing on site improvements. Because the demolition or removal process is only temporary and anticipated to last 15 days impacts will be less than significant. No further analysis of this issue is required in the EIR.

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 6, and 16) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

**Discussion:** As discussed in Section VII (Biological Resources), the proposed GPA, ZMA, and demolition or removal of existing structures will not result in direct impacts to fish and wildlife species and their habitat. However, as analyzed in Section XIV (Cultural Resources), the project would result in a potentially significant impact to a historic resource. An EIR will be prepared to analyze the historic resource impacts of the project.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1, 6, and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See below.

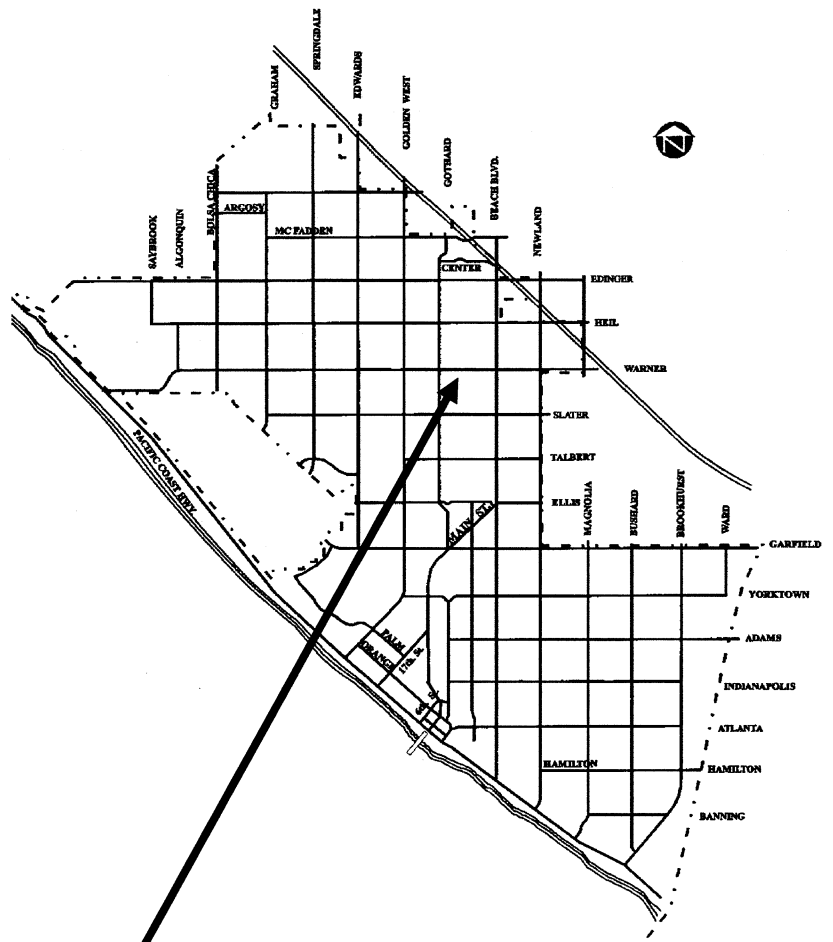
- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 6, and 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion b-c:** With the exception of historic resources, as noted in Sections I through XVII the proposed GPA, ZMA, and demolition or removal of existing structures would not result in adverse impacts to the environment, including cumulatively considerable impacts. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. If and when development is proposed, a separate environmental analysis would be required.

## **XIX. EARLIER ANALYSIS.**

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier Documents Prepared and Utilized in this Analysis:

<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning and Building Dept., Planning/Zoning Information Counter, 2000 Main St., 3 <sup>rd</sup> floor, Huntington Beach and at <a href="http://www.huntingtonbeachca.gov">www.huntingtonbeachca.gov</a>
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main St., 2 <sup>nd</sup> floor, Huntington Beach and at <a href="http://www.huntingtonbeachca.gov">www.huntingtonbeachca.gov</a>
3	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning and Building Dept. (see #1)
4	FEMA Flood Insurance Rate Map (2009)	"
5	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
6	City of Huntington Beach CEQA Procedure Handbook	"
7	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
8	Hazardous Waste and Substances Sites List	"
9	State Seismic Hazard Zones Map	"
10	City of Huntington Beach Municipal Code	See #2
11	City of Huntington Beach Archaeological Site Vicinity Map	City of Huntington Beach Planning and Building Dept. (see #1)
12	Traffic Study by Darnell & Associates, Inc. (Dec. 16, 2009)	"
13	Historic Resources Technical Report by Tim Gregory (October 28, 2002)	"
14	Alquist Priolo Earthquake Fault Zoning Map	"
15	Project Aerial Vicinity Map	See Attachment 1
16	Project Narrative Dated July 26, 2011	See Attachment 2
17	Urbemis Demolition Emission Report May 3, 2011	See Attachment 3



**PROJECT  
SITE**

### VICINITY MAP

General Plan Amendment No. 05-001/Zoning Map Amendment No. 05-001  
(Warner Nichols)

Attachment No. 1



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## **RAINBOW DISPOSAL CO., INC. APPLICATION NARRATIVE**

Rainbow Disposal Co., Inc. is the owner of the 3.7 acre net parcel of land located at the Southeast corner of Warner Avenue and Nichols Street. The property is currently zoned and generally planned for medium density residential use. Rainbow's purpose in acquiring the property was to prevent residential development from taking place in such close proximity to the disposal and transfer operations. Rainbow is not proposing to develop the property at present. When Rainbow is ready to develop the property in the future, the intent is to develop the property in such a way as to provide a transition between the transfer facility and the residential neighborhood to the east (Oakview).

To accomplish the above objective, Rainbow is proposing the following:

- 1) To amend the Land Use Element of the General Plan
- 2) A Zoning Map Amendment
- 3) To request preparation of an EIR relating to this request including the demolition or removal of all structures on the property

### **General Plan**

To amend the Land Use Element to:

1. Change the 0.96 acre of land frontage on Warner Avenue from RM Medium Density Residential to CG-F1 (Commercial General – Max FAR of 0.35)
2. Change the 2.74 acres of land fronting on Nichols Street from RM Medium Density Residential to I-F2-d (Industrial – Max FAR of 0.50 – Design Overlay)

### **Zoning Map Amendment**

To change the zoning of subject property from RM Medium Density Residential to IG (Industrial General) and to CG (Commercial General) to be consistent with the proposed General Plan Amendment.

### **Environmental Impact Report (EIR)**

An EIR is requested to address the impacts the proposed project will have on the environment.

**SURROUNDING PROPERTY** – The following is a description of the surrounding property:

- North – Across Warner Avenue is a private church and school
- West – Across Nichols Street is industrial (storage facilities and Rainbow Disposal's main facility)
- East – Multifamily residential (Fourplexes)
- South – Across Belsito Drive is a public school (Oakview School)

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## Urbemis 2007 Version 9.2.4

## Combined Summer Emissions Reports (Pounds/Day)

File Name: C:\Documents and Settings\ramosr\Application Data\Urbemis\Version9a\Projects\Warner Nichols GPA ZMA Demo May 2011.urb924

Project Name: General Plan and Zoning Map Amendments and demolition or relocation of existing historic structures

Project Location: Orange County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

## Summary Report:

## CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2012 TOTALS (lbs/day unmitigated)	4.73	61.10	22.60	0.10	76.48	2.33	78.81	15.95	2.14	18.09	10,669.59
2012 TOTALS (lbs/day mitigated)	4.73	61.10	22.60	0.10	76.48	2.33	78.81	15.95	2.14	18.09	10,669.59

## AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)							

## SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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## Construction Unmitigated Detail Report

## CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
Time Slice 5/7/2012-5/25/2012 Active Days: 15	<u>4.73</u>	<u>61.10</u>	<u>22.60</u>	<u>0.10</u>	<u>76.48</u>	<u>2.33</u>	<u>78.81</u>	<u>15.95</u>	<u>2.14</u>	<u>18.09</u>	<u>10,669.59</u>
Demolition 05/07/2012- 05/25/2012	4.73	61.10	22.60	0.10	76.48	2.33	78.81	15.95	2.14	18.09	10,669.59
Fugitive Dust	0.00	0.00	0.00	0.00	76.13	0.00	76.13	15.83	0.00	15.83	0.00
Demo Off Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demo On Road Diesel	4.73	61.10	22.60	0.10	0.35	2.33	2.68	0.12	2.14	2.26	10,669.59
Demo Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Assumptions

Phase: Demolition 5/7/2012 - 5/25/2012 - Demolish or remove existing historic structures.

Building Volume Total (cubic feet): 181250

Building Volume Daily (cubic feet): 181250

On Road Truck Travel (VMT): 2517.36

Off-Road Equipment:

ATTACHMENT NO. 3.2

**Attachment No. 4**  
**Summary of Mitigation Measures**

<b><u>Description of Impact</u></b>	<b><u>Mitigation Measure</u></b>
Protection of Mature Trees	<b>BIO 1:</b> Prior to issuance of a demolition permit the applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees shall be protected and how far demolition shall be kept from the trunk.
Protection of Archaeological Resources	<b>ARCHAEO-1:</b> Should archaeological resources be discovered during demolition or removal of existing structures, operations shall cease until a qualified professional can provide an evaluation and develop a course of action to the approval of the City of Huntington Beach Planning and Building Department.
Protection of Paleontological Resources	<b>PALEO-1:</b> Should paleontological resources be discovered during demolition or removal of existing structures, operations shall cease until a qualified professional can provide an evaluation and develop a course of action to the approval of the City of Huntington Beach Planning and Building Department.